179.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	614,200 / 614,200
					USE VALUE:	614,200 / 614,200
					ASSESSED:	614,200 / 614,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
454		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAXWELL KENNETH P
Owner 2:	MAXWELL PEYTRA L
Owner 3:	
Street 1:	454 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAXWELL KENNETH P -
Owner 2:	MAXWELL PEYTRA L -
Street 1:	454 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,650 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 1037 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6650.000	180,500		433,700	614,200
Total Card	0.153	180,500		433,700	614,200
Total Parcel	0.153	180,500		433,700	614,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 592.40 | /Parcel: 592.4

Legal Description

User Acct 121816

GIS Ref

GIS Ref

Insp Date 07/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	178,300	0	6,650.	433,700	612,000	612,000	Year End Roll	12/18/2019
2019	101	FV	167,000	0	6,650.	427,500	594,500	594,500	Year End Roll	1/3/2019
2018	101	FV	167,000	0	6,650.	328,300	495,300	495,300	Year End Roll	12/20/2017
2017	101	FV	167,000	0	6,650.	309,800	476,800	476,800	Year End Roll	1/3/2017
2016	101	FV	167,000	0	6,650.	285,000	452,000	452,000	Year End	1/4/2016
2015	101	FV	156,700	0	6,650.	266,400	423,100	423,100	Year End Roll	12/11/2014
2014	101	FV	156,700	0	6,650.	245,300	402,000	402,000	Year End Roll	12/16/2013
2013	101	FV	156,700	0	6,650.	245,300	402,000	402,000		12/13/2012

!14109!

PRINT

Date	Time
12/11/20	03:59:15

LAST REV

Date	Time
09/24/20	09:40:05
danam	
14109	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRELL KATHERI	31634-473		7/24/2000		250,000	No	No		
	12093-642		10/15/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	653	Wood Dec	14,000	C				
10/10/2013	1520	Re-Roof	5,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
12/17/2008	Measured	336	PATRIOT
12/22/1999	Meas/Inspect	264	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6650		Sq. Ft.	Site		0	70.	0.93	6									433,650						433,700	

Total AC/HA:	0.15266	Total SF/SM:	6650	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	433,650	Spl Credit		Total:	433,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	261575
Depreciation:	81088
Depreciated Total:	180487

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

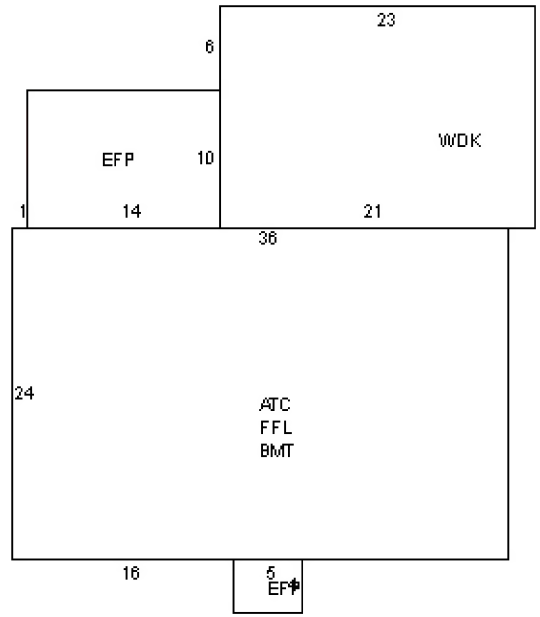
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	70.56
Final Total:	180500	Val/Su SzAd	154.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	44.790	38,698
FFL	First Floor	864	140.320	121,235
WDK	Deck	368	8.630	3,176
ATC	Attic	302	84.190	25,459
EFP	Enclos Porch	160	43.790	7,007

Net Sketched Area:	2,558			Total:	195,575
Size Ad	1166.3999	Gross Are	3120	FinArea	1037

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	